

LEGAL DESCRIPTION- A TWENTY FOOT WIDE(20') WIDE EASEMENT VACATION, BEING LOCATED ON LOTS 2 AND 3, BUCKHEAD RANCH, ROUTT COUNTY, COLORADO, SAID EASEMENT VACATION BEING MORE PARTICULARLY AS FOLLOWS: BEGINNING AT A POINT ON THE COMMON LOT LINE BETWEEN SAID LOTS 2 AND 3 FIFTEEN(15') FEET FROM THE TRUE FRONT CORNER COMMON TO SAID LOTS 2 AND 3; THENCE 10' ON EACH SIDE OF THE COMMON LOT LINE AT A BEARING OF S16°25'10"W FOR A DISTANCE OF 318.80' TO THE POINT OF TERMINATION ON THE EXISTING NORTHERLY EASEMENT LINE ALONG THE LOT LINE BETWEEN LOTS 2 AND 3. BASIS OF BEARING: PLAT BEARING OF S67°58'00"E BETWEEN THE FRONT CORNER AND REAR CORNER OF LOTS 3 AND 4. BOTH FOUND MONUMENTS AS INDICATED HEREON.

SURVEYOR'S CERTIFICATE

I, BRIAN T. KELLY, BEING A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE LEGAL DESCRIPTION SHOWN HEREON WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NOTICE:

P.O.T.

BRIAN T. KELLY, REGISTERED LAND SURVEYOR NO. 24318

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.



BTK SURVEYS, INC.

Post Office Box 770967 Steamboat Springs, Colorado 80477-0967 970.879.0045

LEGAL DESCRIPTION

AN EASEMENT VACATION LOCATED ON LOTS 2 AND 3, BUCKHEAD RANCH, ROUTT COUNTY, COLORADO.

SCALE:1"=60'	DATE:4/21/22
JOB NO.21035OLDESMT	REV. DATE: